



Document 2011 2272

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Date 8/26/2011 Time 11:38 AM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$24.80
Rev Stamp# 242 DOV# 259
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

✓ AFTER RECORDING RETURN TO:
Brent R. Zimmerman
5525 Mills Civic Pkwy Ste 120
West Des Moines, IA 50266

Prepared by: Brent R. Zimmerman, 5525 Mills Civic Pkwy Ste 120, West Des Moines, IA, 515276-8224

Tax Statements: Kellie J Brose & Alan M. Brose 431 N Main, Osceola IA 50213
16,000.00

SPECIAL WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, US Bank, National Association, ND, a corporation organized and existing under the laws of the State of Minnesota, does hereby Convey to Kellie J. Brose and Alan M. Brose, wife and husband as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The South Forty-nine and one-half (49 1/2) feet of Lot Two (2), and the North Thirty-three (33) feet of Lot Three (3), in Block Three (3) of Atkinson's First Addition to the Town of Truro, Madison County, Iowa.

The Warranties passing to grantees hereunder are limited solely to those matters arising from acts of the grantor, its agents or representatives, occurring solely during grantor's ownership.

A transfer by a mortgagee who has acquired real property under Chapter 654 of the Iowa Code

Grantor does hereby Covenant with grantees, and their successors in interest, that grantor holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is Free and Clear of all Liens and Encumbrances except as may be above stated; and grantor Covenants to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

US BANK NATIONAL ASSOCIATION N.D.

Dated: August 23, 2011

By: Pennie L. Charpie
Pennie L. Charpie/ REO Officer

STATE OF MN, Hennepin COUNTY, Ss:

This instrument was acknowledged before me on this 23rd day of August, 2011, by Pennie L. Charpie, as is the REO officer of US Bank National Association, ND.

Jill E. Roppe
Notary Public

